



**7 Adams Park Way, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire NG17 8SS**

£365,000

Tel: 0115 9680268



- Large Detached Family Home
- Open Field Views
- Two Large Reception Rooms
- Two En Suites & Bathroom
- Four Double Bedrooms
- 1,711 Sqft Accomodation
- Detached Double Garage
- Viewing Essential To Appreciate

We have the pleasure of offering to the market this spacious four double bedroom detached family home that has been lovingly maintained to the highest of standards by the current vendors. This property truly is in immaculate order throughout and benefits from sitting in arguably the best position on the whole of the Larwood Park development. The property has an excellent amount of living space, including a magnificent 27ft master with en suite, a further modern en suite and modern and neutral family bathroom and two stunning naturally light reception rooms including the easy on the eye, triple aspect open plan dining kitchen.

A viewing could not come more highly recommended as this fabulous family residence is positioned in a lovely private position just off the main run of Adams Park Way with open playing field views alongside finding itself in a popular location within close proximity to highly regarded local schools and a whole host of local amenities and with excellent transport links, which will be sure to mean it will not hang around for long.

The large living accommodations spans over three spacious floors having an inviting central entrance hall with downstairs WC, open plan triple aspect dining kitchen, spacious yet cosy lounge. To the first floor landing there are the first three double bedrooms including one with a modern en suite and family bathroom. Finally to the second floor there is a huge 27ft master suite with spacious dressing area and beautifully finished modern en suite.

The property itself stands proudly in a arguably the best position on the whole of the development being accessed off the main run of Adams Park Way at the bottom of a wide inviting driveway. As you approach this delightful home the space and style is apparent upon initial first glance enjoying its own private driveway which can easily accommodate parking for three vehicles, leading onto to its very own twin door double detached garage with external LED up and downlighting and internally fitted with an array of power points and lighting. There is also an artificial front lawn, path leading to the front entrance door and to the secure gate opening to the side of the property with a handy area for the shed and bin storage. To the rear of the property there is a west facing generous landscaped garden with patio areas, raised decking with summerhouse and a well-proportioned lawn softened with central flowerbed and a pleasant selection of established shrubs.

ENTRANCE HALL

w: 4.65m x l: 1.4m (w: 15' 3" x l: 4' 7")

A fitting entrance to this magnificent spacious family home with a radiator, three LED ceiling spotlights, telephone point, vinyl flooring, built in storage cupboard and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.7m x l: 0.91m (w: 5' 7" x l: 3')

Having a two piece suite comprising a wash hand basin with mixer tap and a low flush WC. There are two ceiling spotlights, radiator, part tiled walls and an extractor fan.

LOUNGE

w: 5.94m x l: 3.18m (w: 19' 6" x l: 10' 5")

A spacious yet cosy dual aspect lounge having two radiators, ten LED ceiling spotlights, vinyl flooring, double glazed window to the front elevation and French doors opening into the private rear garden.

OPEN PLAN DINING KITCHEN

w: 7.82m x l: 2.77m (w: 25' 8" x l: 9' 1")

A beautifully finished timeless, triple aspect open plan dining kitchen fitted with a range of high gloss wall cupboards, base units and drawers with working surfaces over. One and a half stainless steel sink with drainer and chrome mixer tap. Integrated double oven, five ring gas hob stainless and matching extractor hood. Integrated fridge/freezer and dishwasher. There is also a radiator, eight LED ceiling spotlights, vinyl floor and double glazed windows to the front, side and rear elevation giving it a wonderful light and airy feel.

UTILITY

w: 1.83m x l: 1.55m (w: 6' x l: 5' 1")

A handy additional room to any family home is this well placed utility having a matching range of base units with working surfaces over. Inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine, radiator, two LED ceiling spotlights, extractor fan, vinyl flooring and a double glazed window and composite door opening into the rear garden.

FIRST FLOOR LANDING

w: 3.96m x l: 1.98m (w: 13' x l: 6' 6")

With a radiator, ceiling light point, airing cupboard with inset pressurised hot water cylinder and additional staircase with large double glazed window that allows natural light to flow into a more usual darker area of any home.

BEDROOM TWO

w: 4.27m x l: 2.77m (w: 14' x l: 9' 1")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

EN-SUITE

w: 2.77m x l: 1.3m (w: 9' 1" x l: 4' 3")

A modern en suite with a fully tiled double width shower enclosure with wall mounted internally plumbed chrome shower. Wall hung wash hand basin with chrome mixer tap and a low flush WC. Chrome heated towel rail, tiled display shelf, vinyl floor, shaving point, extractor fan and an obscure double glazed window to the rear elevation.

BEDROOM THREE

w: 3.2m x l: 2.9m (w: 10' 6" x l: 9' 6")

A third double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 3.2m x l: 2.95m (w: 10' 6" x l: 9' 8")

Another double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 2.01m x l: 1.68m (w: 6' 7" x l: 5' 6")

A modern family bathroom with a panelled bath with chrome mixer tap, wall hung wash hand basin with chrome mixer tap and a low flush WC. Chrome heated towel rail, tiled display shelf, part tiled walls, vinyl floor, shaving point, extractor fan, ceiling light point and an obscure double glazed window to the front elevation.

SECOND FLOOR LANDING

With a handy additional built in storage cupboard and that large double glazed window to the rear elevation split between the first and second floor.

MASTER BEDROOM

w: 8.31m x l: 5.97m (w: 27' 3" x l: 19' 7")

A glorious and exceptionally sized master suite spanning the whole of the top floor with three double glazed windows to the rear and front with the front aspect enjoying a pleasant outlook over the opposing playing fields. The sheer size of this room also helps to accommodate plenty of space for a substantial range of wardrobes and dressing area.

OUTSIDE

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DETACHED DOUBLE GARAGE

w: 6.07m x l: 5.97m (w: 19' 11" x l: 19' 7")

A large detached double garage with twin up and over doors that are set to easily be setup as electric doors if any buyer sees fit to do so. There is currently six double power points, five LED light points, two further light points and an composite side convenience door.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

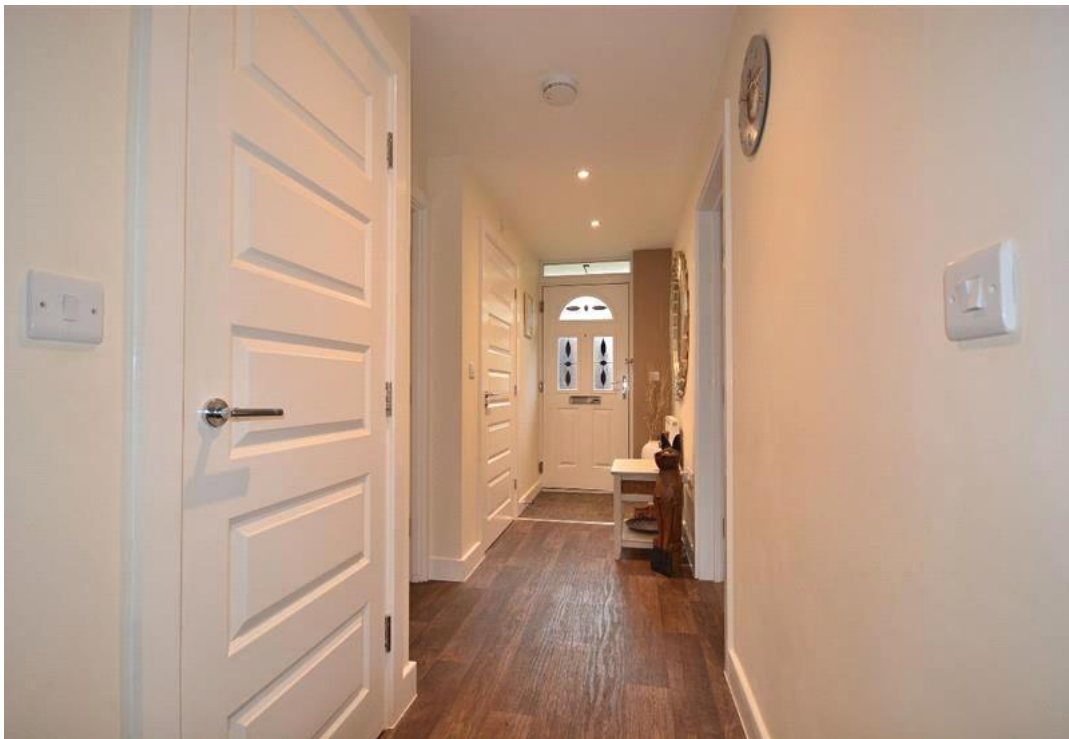
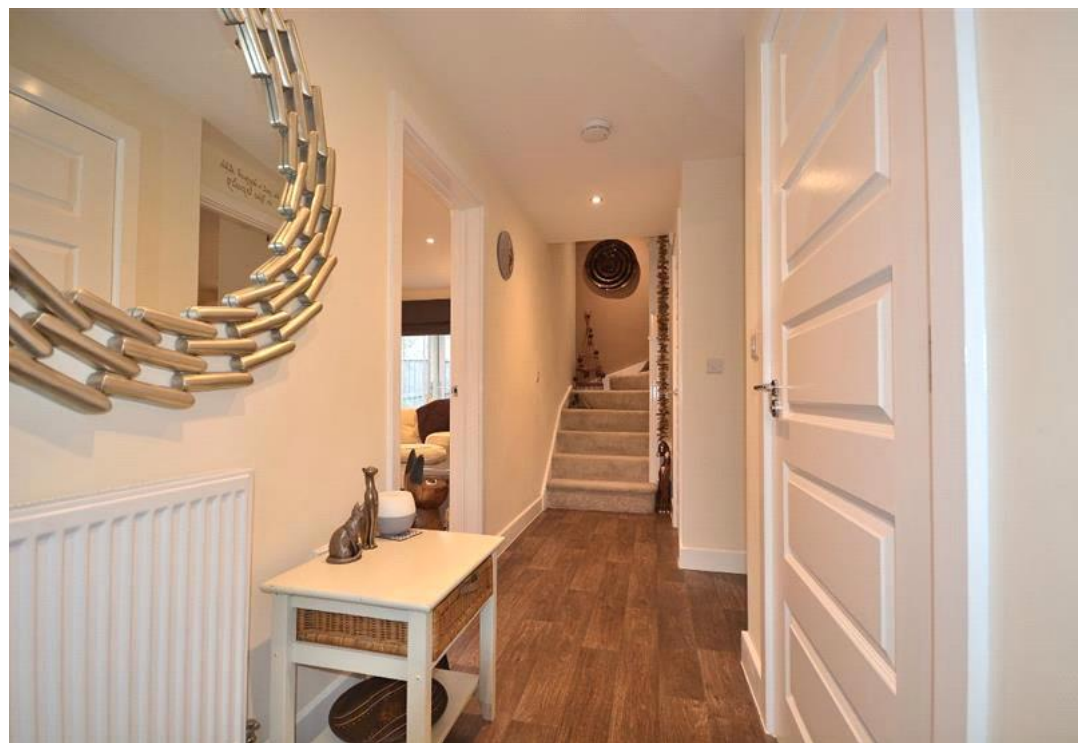
The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.















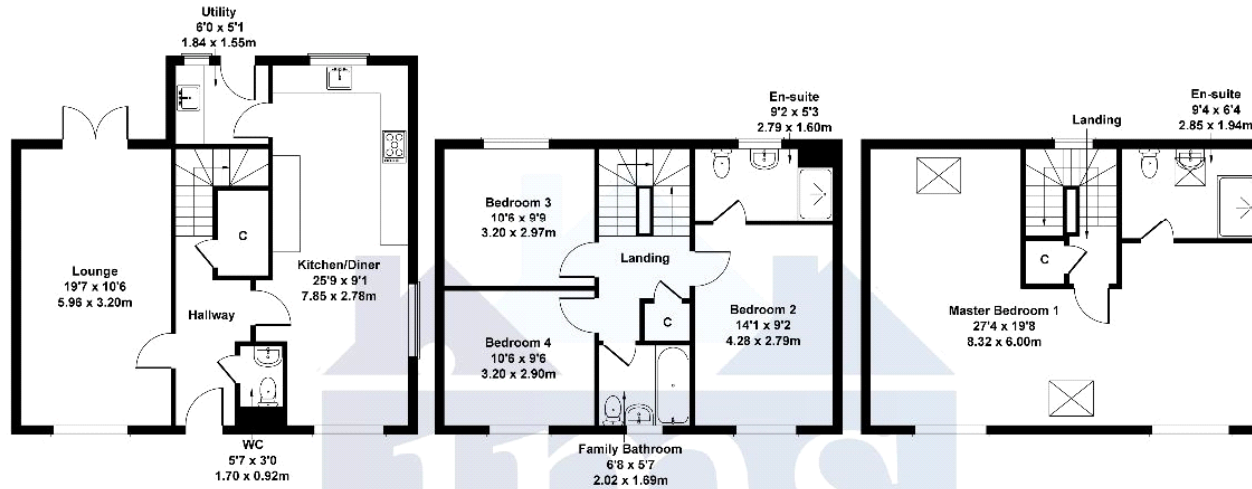






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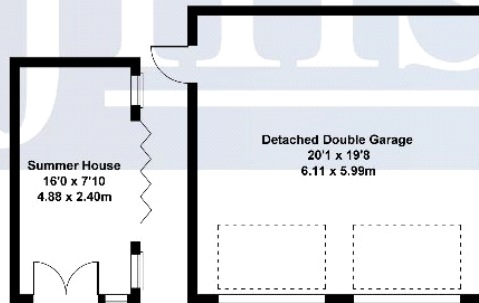
Approximate Gross Internal Area
2228 sq ft - 207 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



SUMMER HOUSE GARAGE

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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